

- The group felt that in this scenario, most of the existing residences seemed to be reasonably buffered from the proposed project (assuming that all the land is flat). Therefore, connectivity to adjoining open space is more important.
- “The Farm” could be a potential development area. For this reason, the group proposed that single family homes be located near it in Acton Woods.
- The group proposed townhouses in the northeast area of the site because the land is narrower and more constricted there.
- The group thought that a recreation land donation might be a good idea within reasonable bounds.
- They believe that it would make sense if the Ch. 40B process where the Selectmen negotiate and help the developer apply to LIP is used, but only if the developer was demonstrably reasonable and cooperative. It was believed that the developer’s attitude could be determined early in the process.
- If a 140-unit project was accepted, the group believes the following outcomes would be most important (listed from most important to least important):
 - More open space
 - Higher-quality building design
 - Reduction in sale price of affordable units

GROUP 5:

- The group proposed that the west side of Acton Woods be preserved since it is near conservation land.
- The group proposed real expensive homes along Maple Avenue in Acton Woods.
- They wanted to create a village – a walkable neighborhood within Acton Woods.
- The group figured that they are going to get a Ch. 40B anyway, so why not make the most of it.
- The group believed that all single family homes would be less beneficial to the Town.
- Increasing the project to 153 units to receive a break from comprehensive permits for 12 months was not a big benefit.
- They felt that rental units are good if it brings the Town closer to 10%. However, the project should not be all rental units.
- The group agrees with connecting the open space and having a buffer to the existing neighborhood, but it appears to them that there already is a buffer along the existing neighborhood.
- The group decided to take the extra units – putting 175 units in the village in Acton Woods.
- They believe that it would be good if the Ch. 40B process where the Selectmen negotiate and help the developer apply to LIP is used “if” the Town received what they wanted.
- If a 140-unit project was accepted, the group believes the following outcomes would be important (listed from most important to least important):
 - Higher-quality building design
 - Age-restricted housing
 - Increase in the number of affordable units – In the group’s opinion, this does not do that much, so they didn’t think it was a priority.
- The group would recommend that a little store that people could walk to be placed in the village if possible.

One participant asked Group 5 how they would sell the village concept to people. A member of Group 5 said by emphasizing the buffers between the existing and proposed neighborhoods, pointing out that there wasn't a road connection proposed between the existing neighborhood and proposal but only a walkway connection and emergency access, highlighting the additional open space and recreation area that would be created for everyone to use, and by explaining that infrastructure costs would be reduced.

Judi Barrett asked the participants if they saw consistencies between the groups' answers. The participants identified four consistencies:

- If possible, the Selectmen should use the LIP process;
- Open space is important (and everyone chose similar locations for the open space);
- No group wants all single family homes;
- Quality of building design is important.

A participant observed that often people are not against density if it's done right. It was also pointed out that neighborhoods might have different views or come to different conclusions about the scenario.

Judi Barrett announced that the Housing Plan will be completed by June 30, 2004. She said that the Planning Board would probably be receiving recommendations based on this meeting in a few weeks. She thanked everyone for participating.

The meeting ended at 9:25 PM.

ACTON WOODS

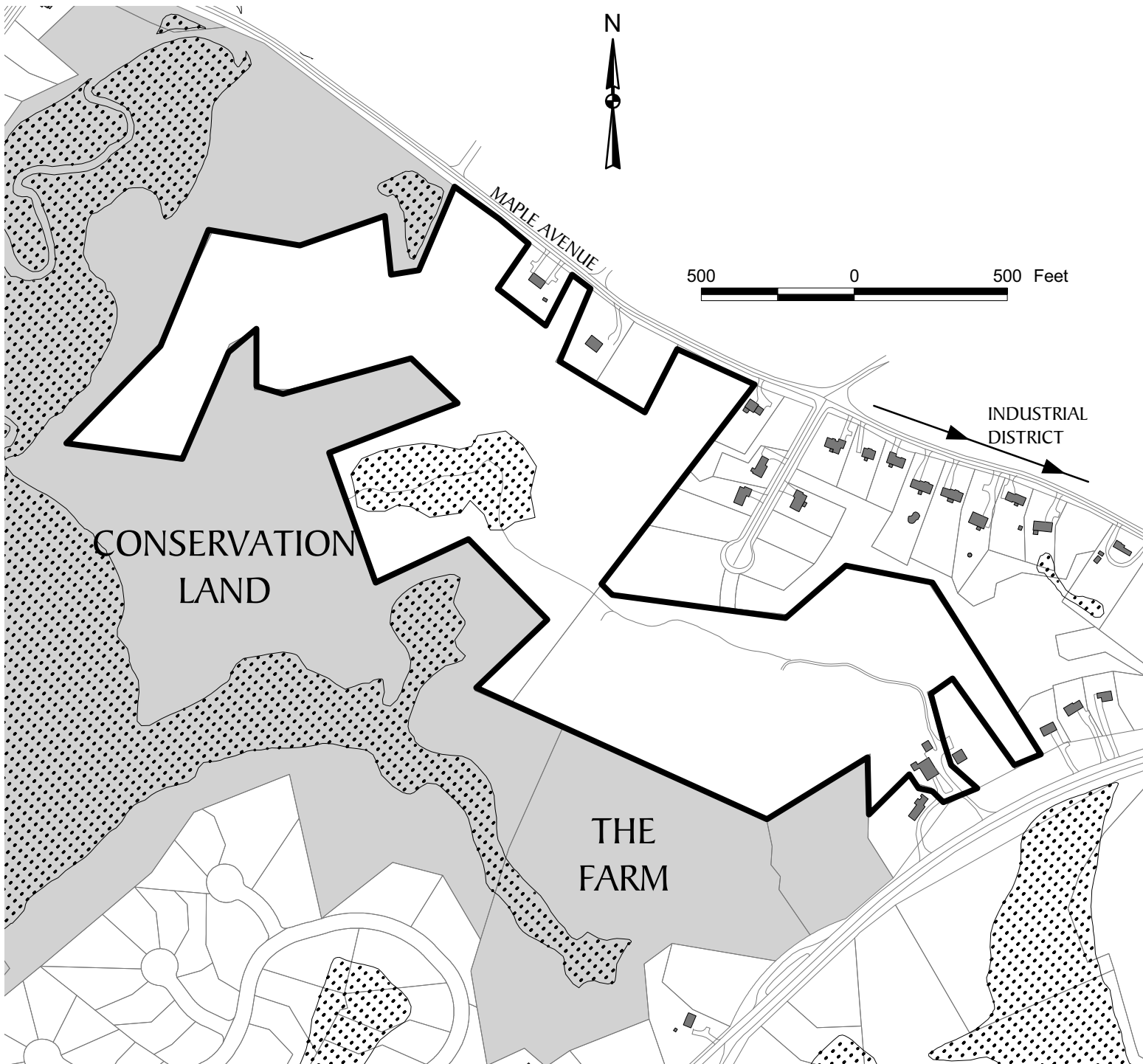
LEGEND



BASIC FACTS:

- Site: 49.5 +/- acres
- Usable Area: 41 acres
- Project: 140-unit development
 - 60 single-family homes
 - 30 duplexes
 - 40 townhouses

NOTE TO PARTICIPANTS:
This property is not actually
located in Acton.

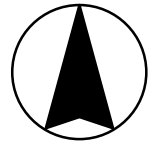


Appendix B: E.O. 418 Maps

- Water Resources
- Wildlife Habitat
- Existing Land Use & Open Space
- Land Suitability
- Housing Map
- Economic Development Map
- Putting It All Together

TO LIVE IN ACTON

ACTON COMMUNITY DEVELOPMENT PLAN



Community Opportunities Group, Inc.
Boston, Massachusetts

WATER RESOURCES

